


Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Franklin C. Adams, Bar No. 85351 BEST BEST & KRIEGER LLP 3750 University Avenue, Suite 400 Riverside, CA 92502-1028 (909) 686-1450 Fax: (909) 686-3083 Attorneys for Trustee, Steven M. Speier	FOR COURT USE ONLY <b>FILED</b>  02 APR 25 PM 2:43 CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY  DEPUTY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: FRANKLIN THOMAS FOOTE aka THOMAS F. FOOTE fdba HOME BUILDERS and NANCY JOANNE FOOTE dba RANCH REALTY,  <div style="text-align: right;">Debtor(s).</div>	CASE NO.: RS00-27666-JR  Chapter 7

## NOTICE OF SALE OF ESTATE PROPERTY

<b>Sale Date:</b> May 21, 2002	<b>Time:</b> 2:30 p.m.
<b>Location:</b> U.S. Bankruptcy Court, Courtroom No. 303, 3420 Twelfth Street, Riverside, CA 92501	

Type of Sale:    ☒ Public                      ☐ Private                      Last date to file objections: May 7, 2002

Description of Property to be Sold: Bankruptcy estate's rights, title and interests, if any, in approximately 3/5 of an acre of vacant land and is generally identified as APN 450-282-08 located in Lucerne Valley, California, legally described as Lot 344 of Tract 5259 as per plat recorded in Book 63 of Maps, Page 57-60 inclusive, in the office of the San Bernardino County Recorder.

Terms and Conditions of Sale: The Property is sold in "as is" condition, and the Trustee makes no warranties or representations whatsoever pursuant to California Civil Code §1102-1102.13, or any other provision of California law or otherwise with such sale being subject to U.S. Bankruptcy Court approval. Any overbidder will be required to execute a similar purchase agreement as well as the Trustee's Additional Terms to All Sales/Buyers. (True and correct copies of the purchase agreement as well as the Trustee's Additional Terms to All Sales/Buyers is attached hereto.)

Proposed Sale Price: \$2,000.00

Overbid Procedure (If Any): The Trustee requests that the sale be subject to appropriate overbid procedures as set forth below. Bidding shall take place at the conclusion of the hearing on May 21, 2002, at 2:30 p.m. in Courtroom 303 at 3420 Twelfth St., Riverside, California 92501. On that date, time, and place, the Trustee shall accept overbids pursuant to the procedures set forth herein. Please take notice that the sale may be continued from time to time as the Trustee deems appropriate. The bidding shall begin with proposed buyer's (George Gottfried) \$2,000.00 offer, subject to overbid in increments of not less than \$250.00, with the final sale subject to Court approval to the highest and best bidder as selected and determined by the Trustee. In order to participate each prospective bidder shall deposit with the Trustee certified funds payable to Steven Speier Chapter 7 Trustee equal to 10% of the opening bid on which they intend to bid. In the event they are not the successful bidder their deposit shall be returned to them at the conclusion of the bidding. The deposits of the successful bidder shall be forfeit as liquidated damages should the successful bidder fail to perform and complete the sale. Trustee shall choose the bid which constitutes the highest and best offer for the benefit of the bankruptcy estate and its creditors. Unless otherwise specified by each bidder all bids shall be deemed to be on terms and conditions not less favorable to the bankruptcy estate than the terms and conditions to which the Buyer has agreed to purchase the Property as set forth in the Motion to Sell. A true and correct copy of said motion may be obtained from the clerk of the U.S. Bankruptcy Court located at 3420 Twelfth Street, Riverside, CA, or by contacting Lisa Spencer at Best Best & Krieger located at 3750 University Avenue, Suite 400, Riverside, CA. All deposits by the successful bidder shall be non-refundable and the sale shall be deemed final upon receipt of same, subject to entry of an Order of the U.S. Bankruptcy Court approving said sale. Upon approval of the sale, the Trustee shall have full authority to take all steps necessary to complete the transaction.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Steven M. Speier, Trustee  
3403 Tenth Street, Suite 742  
Riverside, California 92501  
Telephone: (909) 685-5460  
FAX: (909) 686-4756

Date: April 25, 2002